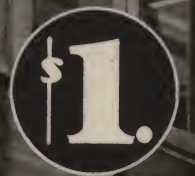


DUPLEX

& Income Units

DUPLEX
TRIPLEX
FOUR UNITS
GARAGE APARTMENTS



BY *William P. Dingledy*

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From the collection of:

Mike Jackson, FAIA

DUPLEX

& Income Units

BY *William P. Dingley*

RENDERINGS BY FRANK W. NICHOLS

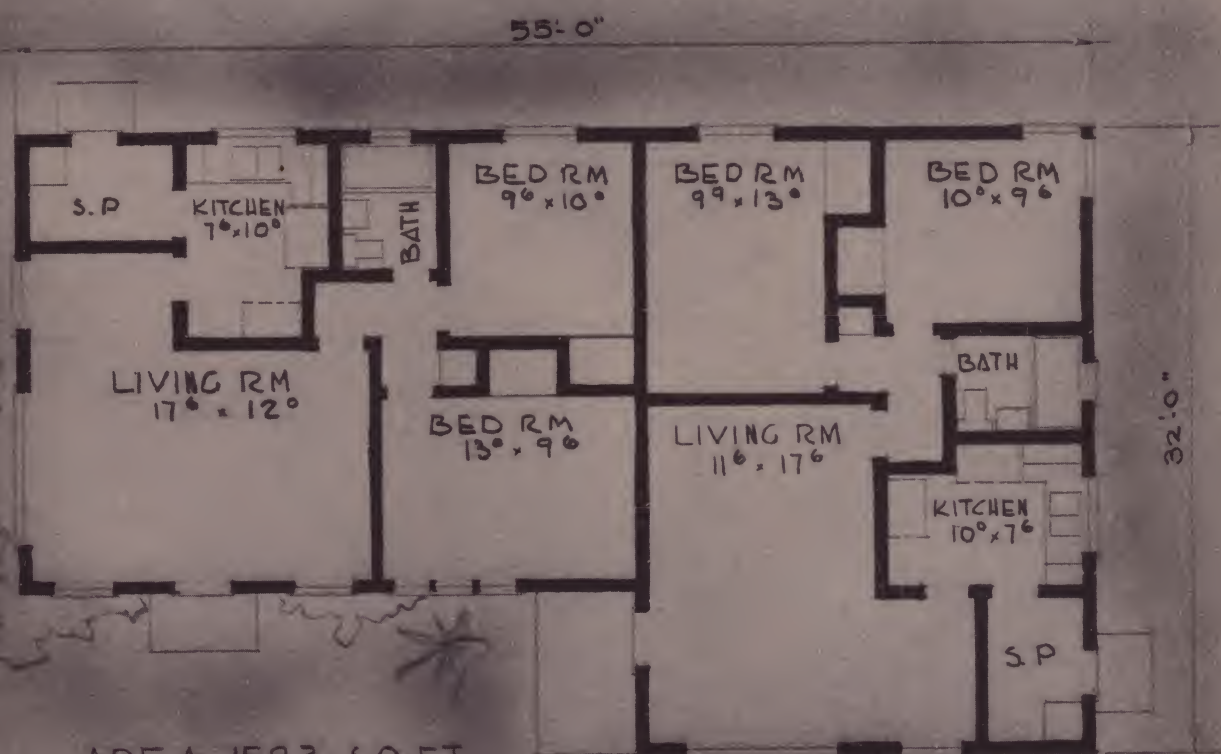
To fill a need

This book has been prepared to fill the growing need for income units, both for the individual owner and for the speculative investor.

Working blue prints and specifications of these buildings are available at moderate cost. See Order Blank inside back cover.

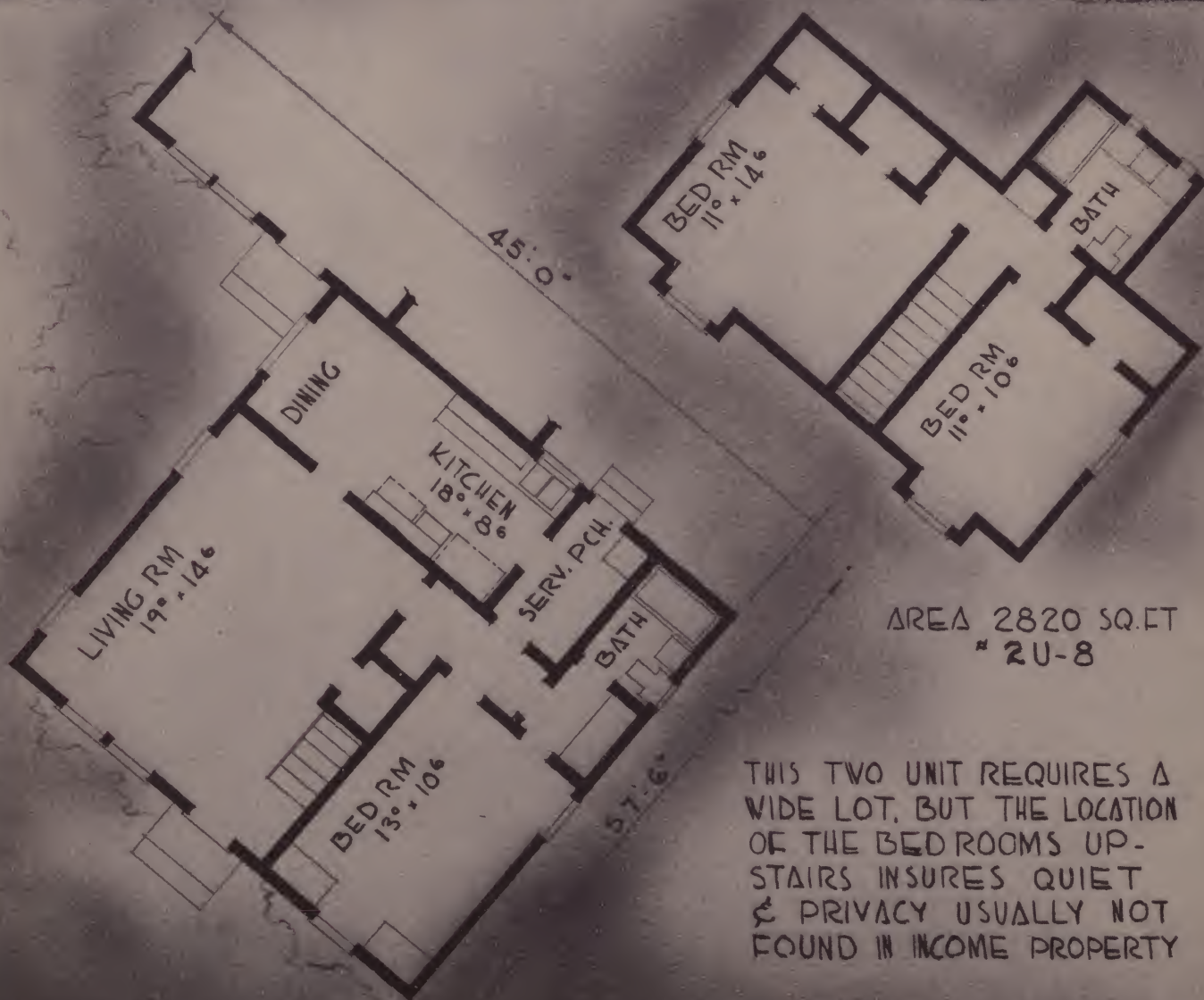
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CULVER CITY, CALIFORNIA



AREA 1593 SQ. FT.
2U-11

THE SIMPLIFIED LINES OF MODERN
APPEAR HERE — THOUGH NOT SO EXTREME
AS TO JEOPARDIZE THE LOAN VALUE.



THIS TWO UNIT REQUIRES A
WIDE LOT, BUT THE LOCATION
OF THE BED ROOMS UP-
STAIRS INSURES QUIET
& PRIVACY USUALLY NOT
FOUND IN INCOME PROPERTY



BED RMS. & BATH ARE ACCESSIBLE
FROM REAR OF HOUSE WITHOUT
GOING THROUGH KITCHEN —
BAY WINDOW MAKES PLEASANT
DINING AREA IN FRONT UNIT.



AREA 1983 SQ. FT.
* 2U-7



A DUPLEX WITH GOOD
CLOSET SPACE. IT WILL
USUALLY FIT A 40' ALLEY LOT
OR A 45' LOT WITH NO ALLEY.



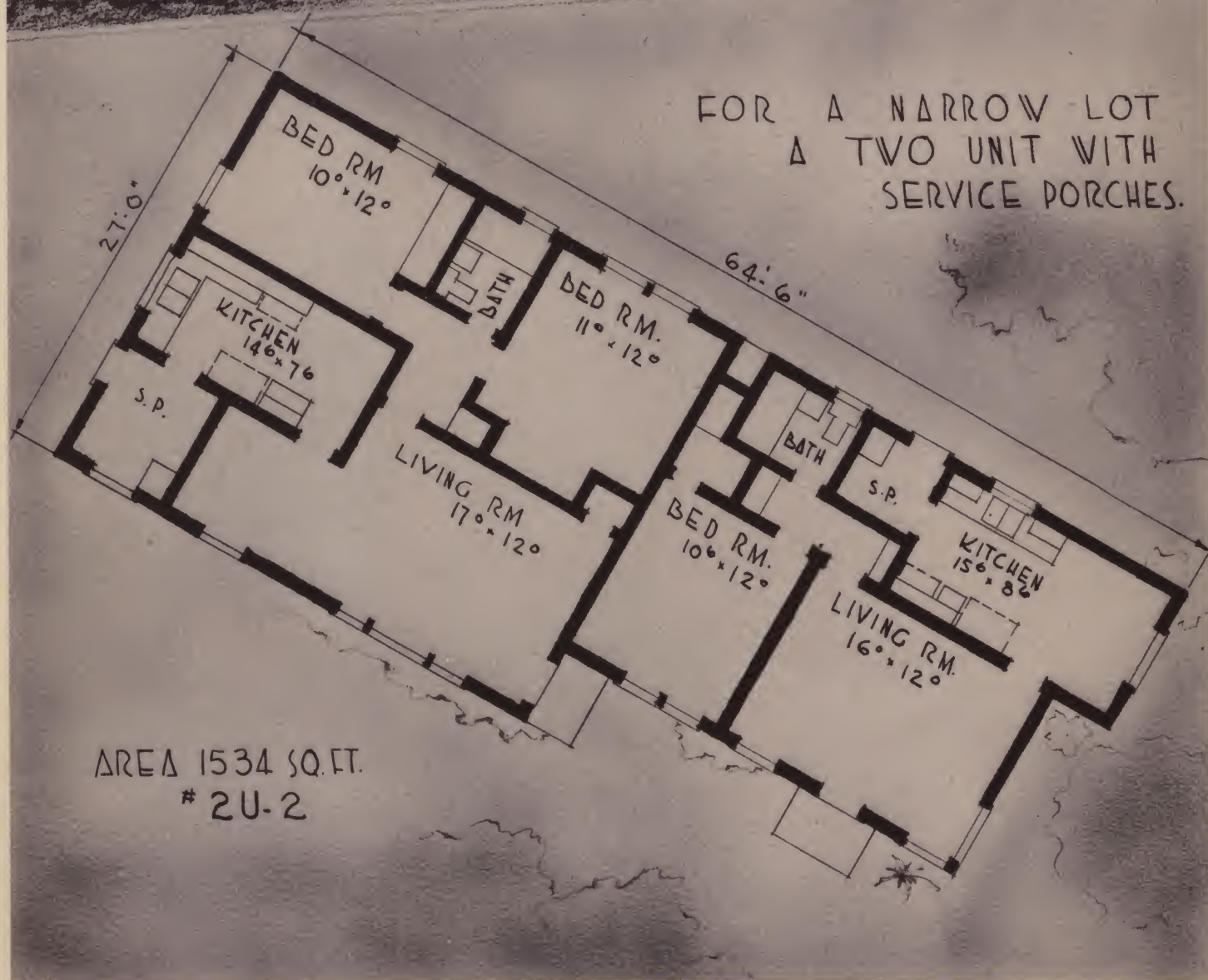
THIS ARRANGEMENT REQUIRES A WIDE LOT BUT GIVES
A MAXIMUM IN PRIVACY. DINING ALCOVE OFF LIVING ROOM
GIVES SPACIOUS EFFECT.



AREA:
1346 SQ. FT.
2-U-4



FOR A NARROW LOT
A TWO UNIT WITH
SERVICE PORCHES.





AREA 1832 SQ. FT.
2-U-3



A TWO BED ROOM DOUBLE
FOR A 50' LOT
THE DINING SPACE IS IN A BAY
IN THE KITCHEN. NOTE FIREPLACES
AND BUILT-IN SHELVES



AREA 990 SQ. FT.
#2U-10

LOTS 25' WIDE ARE HARD TO USE FOR RESIDENTIAL PURPOSES — HERE IS A TWO UNIT IN THE RUSTIC MANNER THAT USES EVERY INCH OF SPACE ECONOMICALLY. NOTE THAT THE PLUMBING IS BACK TO BACK IN THE PARTY WALL — THE USE OF ONE DEEP AND ONE SHALLOW SINK WITH SPACE FOR WASHING MACHINE IN THE KITCHEN ELIMINATES THE NECESSITY FOR A LAUNDRY



A FIREPLACE IN EACH UNIT IS THE FEATURE OF THIS DOUBLE APARTMENT. THE LIVING ROOMS AND THE FRONT ENTRANCES ARE WIDELY SEPARATED.

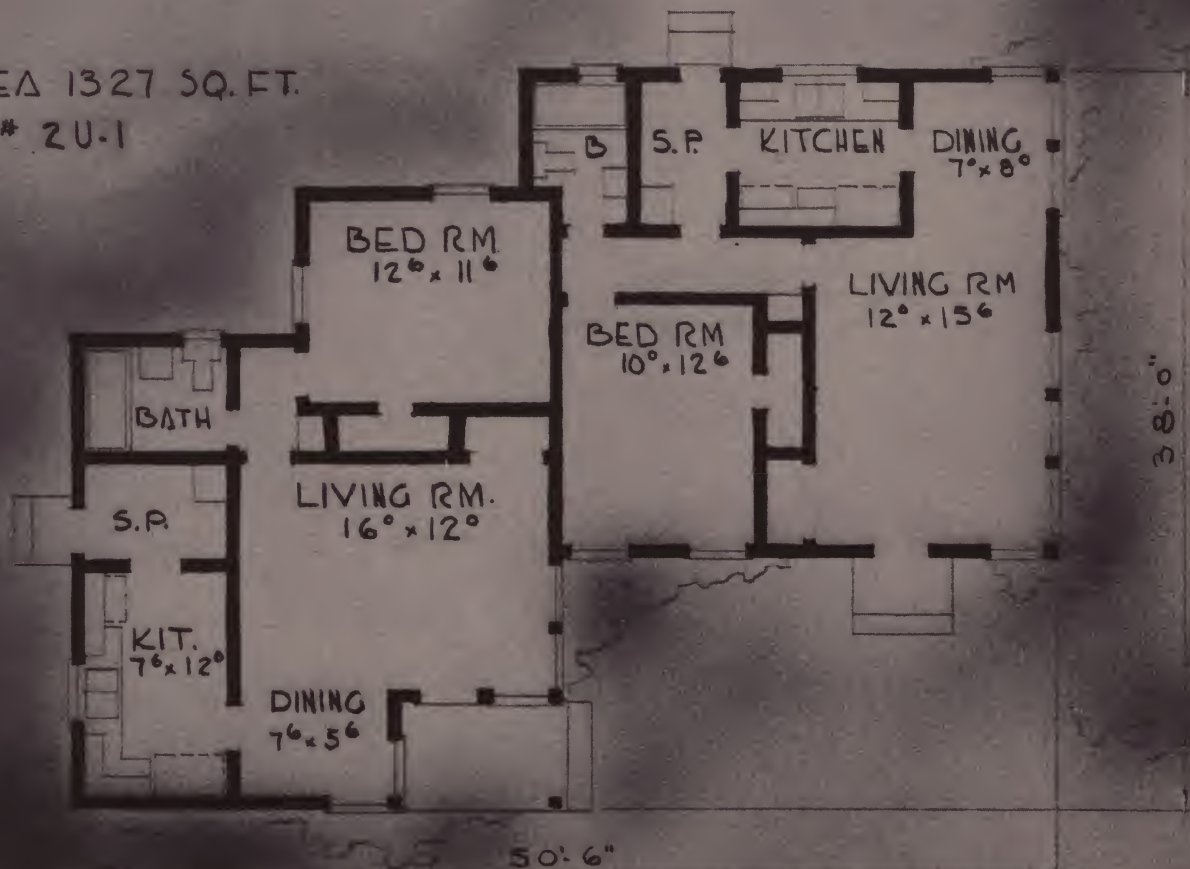




A WIDE LOT IS NECESSARY FOR THIS TWO UNIT—BUT BY SPREADING OUT IT GIVES THE IMPRESSION OF A MUCH LARGER BUILDING.

AREA 1327 SQ. FT.

2U-1





A DUPLEX WITH FIVE ROOMS ON
EACH FLOOR. LOWER UNIT
58'-0" HAS AN ADDITIONAL
ROOM AND BATH
WHICH MAY BE

32'-6"



USED AS A DEN OR
RENTED OUT AS A
BACHELOR APARTMENT

AREA 2724 SQ. FT.
20-5



THE SIMPLE ROOF LINE AND STRAIGHT WALLS INSIDE AND OUT FACILITATES CONSTRUCTION.



AREA 1300 SQ.FT
2-U-13



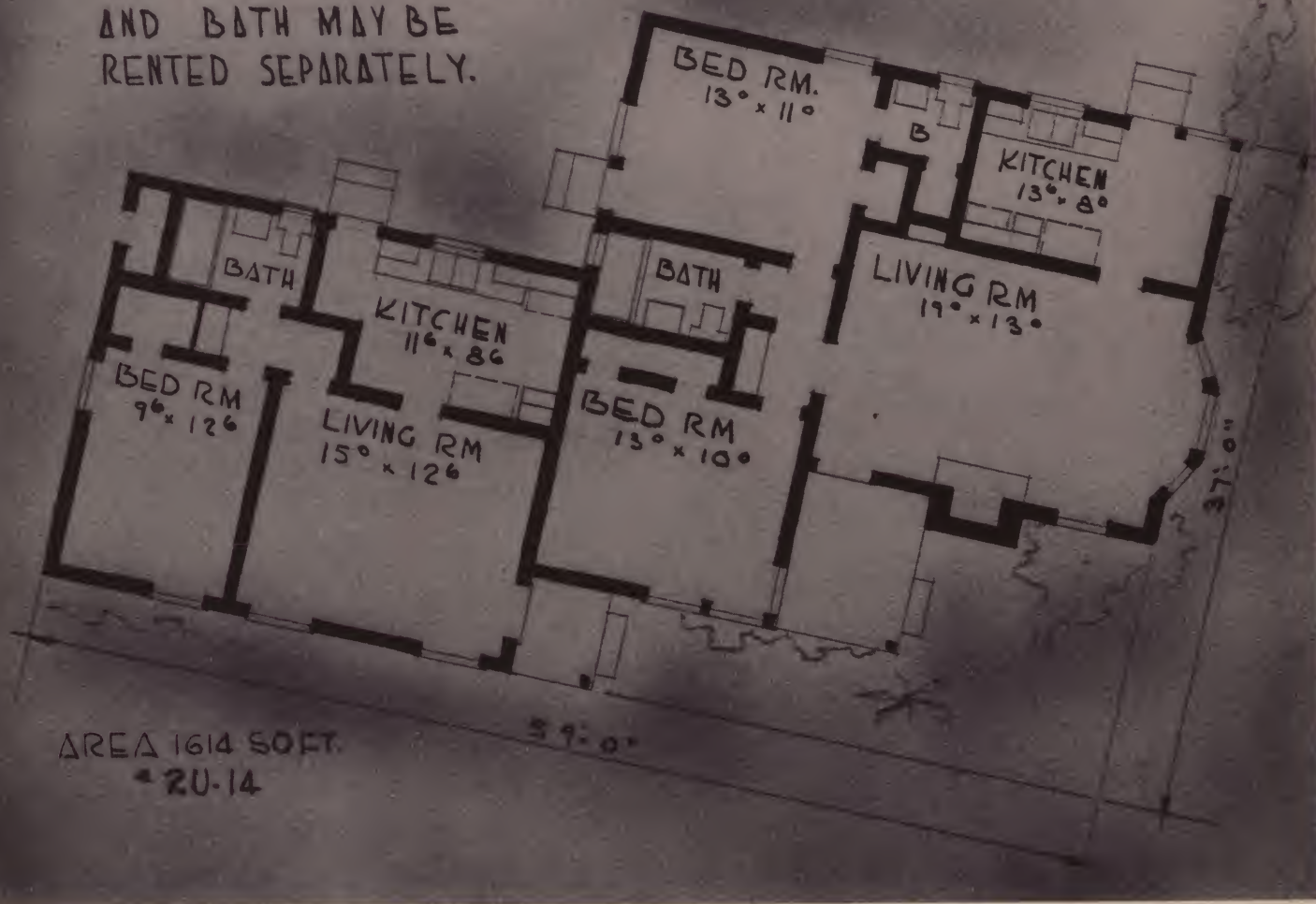
AREA 2085 SQ.FT.
3U-4

A THREE UNIT THAT HAS RE-
CEIVED TOP F.H.A. LOANS.

THE LARGE BED CLOSET IN THE LIVING ROOM
COMBINED WITH THE EXTRA CLOSET IN THE HALL
MAKE EACH APARTMENT DO THE WORK OF A TWO
BED ROOM LAYOUT



THE FRONT OR "OWNERS" APARTMENT OF THIS TWO UNIT IS SO ARRANGED THAT ONE BEDROOM WITH PRIVATE ENTRANCE AND BATH MAY BE RENTED SEPARATELY.



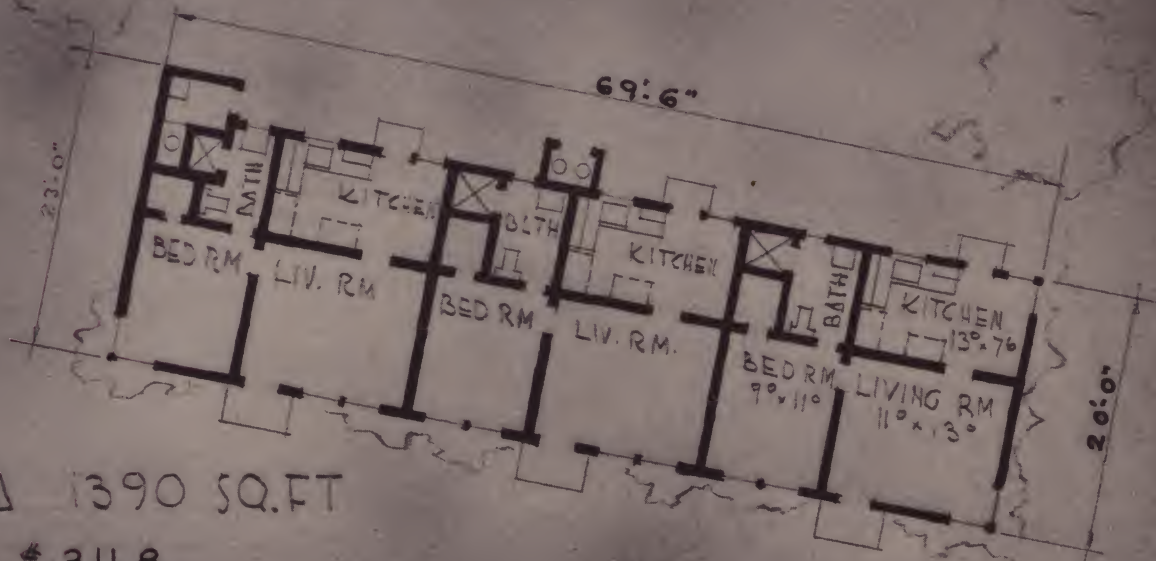


HERE IS ANOTHER TWO UNIT THAT WILL FIT ON A 40' LOT
 THE KITCHENS AND LIVING ROOMS ARE PLACED AT OPPOSITE
 ENDS OF THE BUILDING FOR PRIVACY THIS PLACES THE
 BEDROOMS OR "QUIET" AREAS TOGETHER MAKING LESS
 OF THE SOUND INSULATION PROBLEM.





THIS SMALL THREE UNIT IS INTENDED FOR BEACH
OR RESORT USE. THE WHITE "BERMUDA" TYPE
ROOF AND SHUTTER DOORS LEND A HOLIDAY TOUCH.
CHECK LOCAL ZONING ORDINANCE FOR
YARD REQUIREMENTS.





AREA 1431 SQ. FT.
* 30.7



THE TWO BEDROOM UNIT AT THE FRONT MAKES POSSIBLE MORE PRIVACY FOR THE OWNER. IDENTICAL ONE BEDROOM RENTALS ARE AT THE REAR. A GOOD ARRANGEMENT FOR A CORNER LOT.

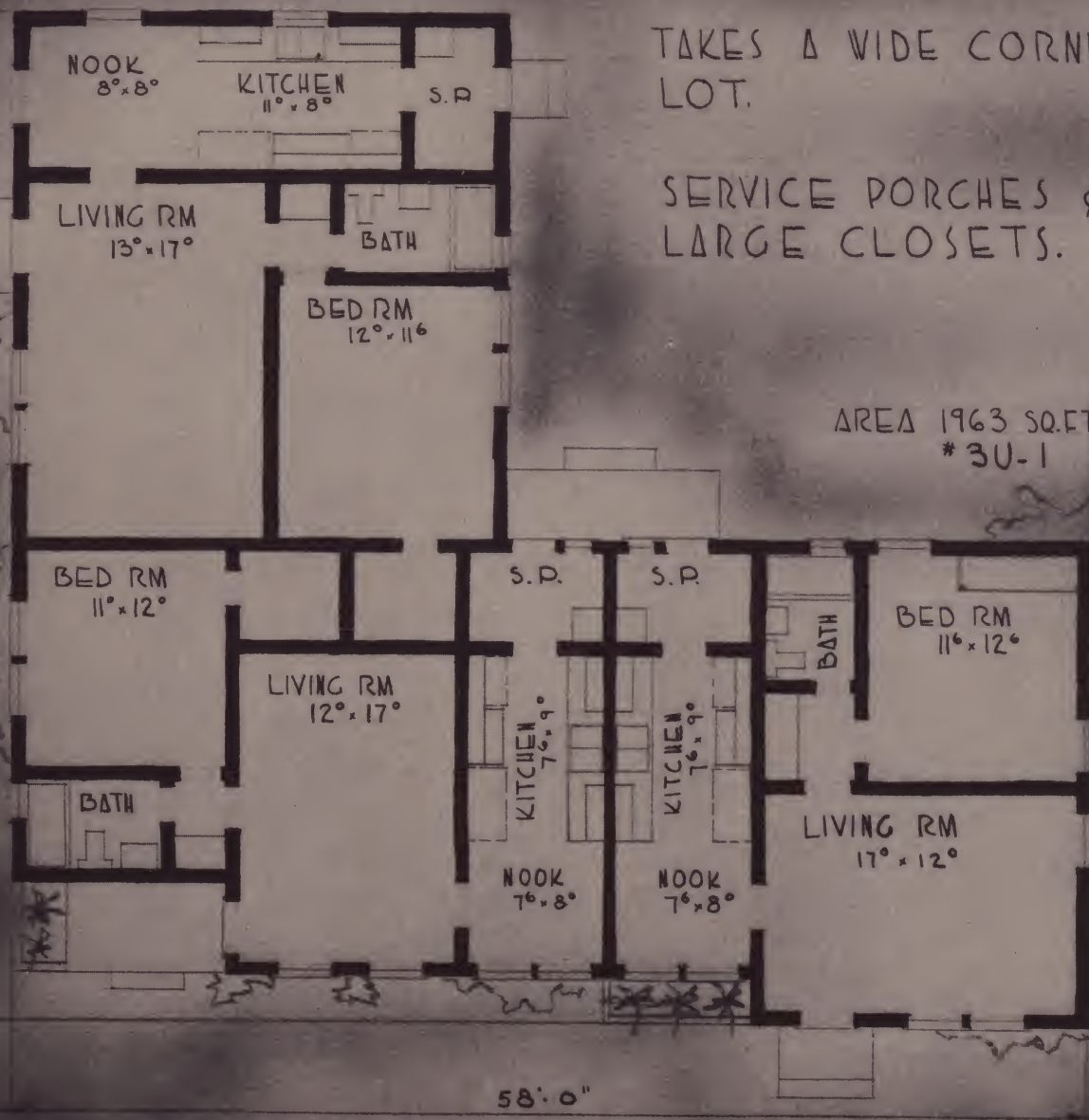


AREA 1680 SQ.FT.
3U-5



ARRANGEMENT OF THE UPPER APARTMENT
OF THIS THREE UNIT IS SIMILAR TO THE
REAR LOWER

SMALL ATTACHING AREA BETWEEN UNITS
LEAVES A MAXIMUM OF EXPOSURE AND
WINDOW AREA IN ALL ROOMS.



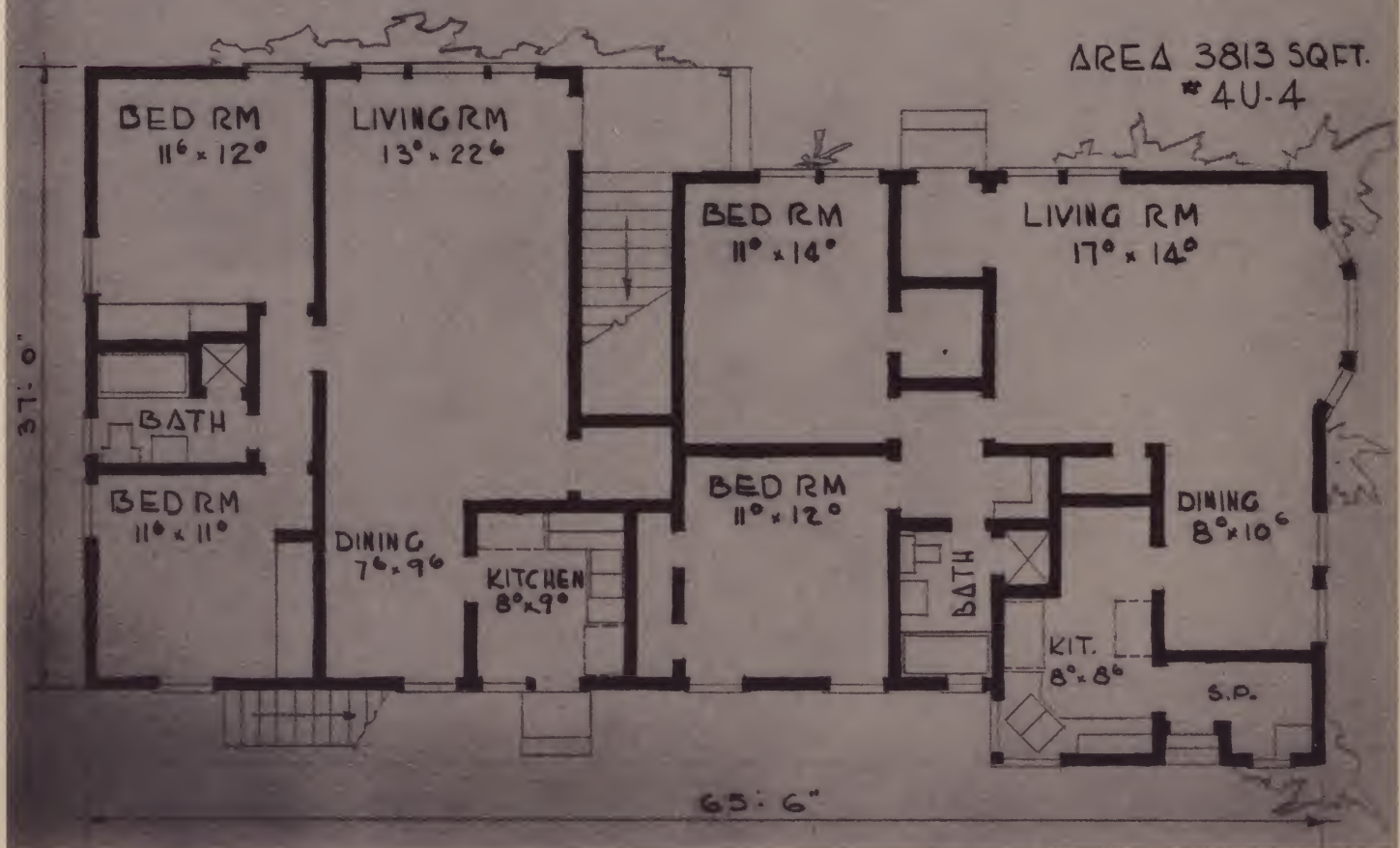
TAKES A WIDE CORNER LOT.

SERVICE PORCHES & LARGE CLOSETS.

AREA 1963 SQ.FT.
#30-1



LOWER FLOOR IS SHOWN. UPPER REAR
APARTMENT IS IDENTICAL, UPPER FRONT APT.
IS SIMILAR TO REAR





A COMPACT 3 UNIT WITH OUTSIDE STAIRWAYS- IT INCLUDES DINING SPACE IN THE KITCHEN AS WELL AS DINING ALCOVE OFF THE LIVING ROOM



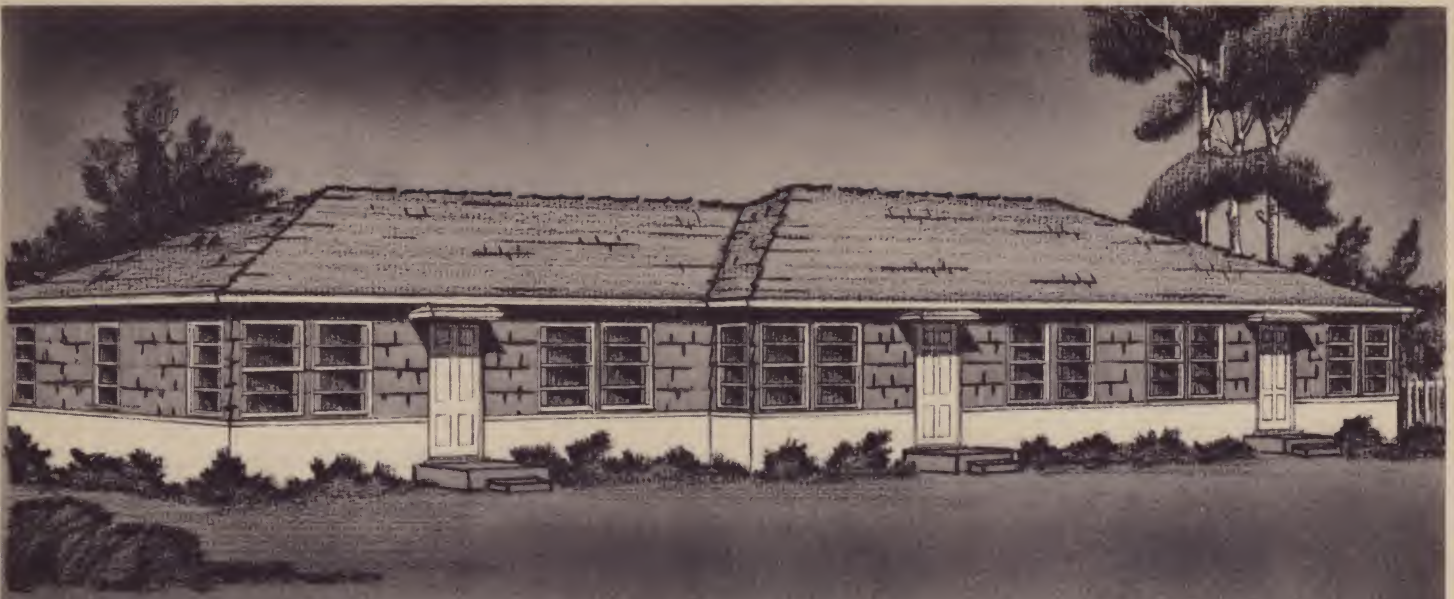
AREA 2248 SQ. FT.
3U-3



A FORTY FOOT LOT WITH AN ALLEY WILL
 ACCOMODATE THIS BUILDING UNDER MOST
 ZONING PLANS--LOTS OF CLOSET SPACE MAKES
 THE TINY APARTMENTS QUITE LIVABLE

AREA 1094 SQ. FT.
 * 3U-6



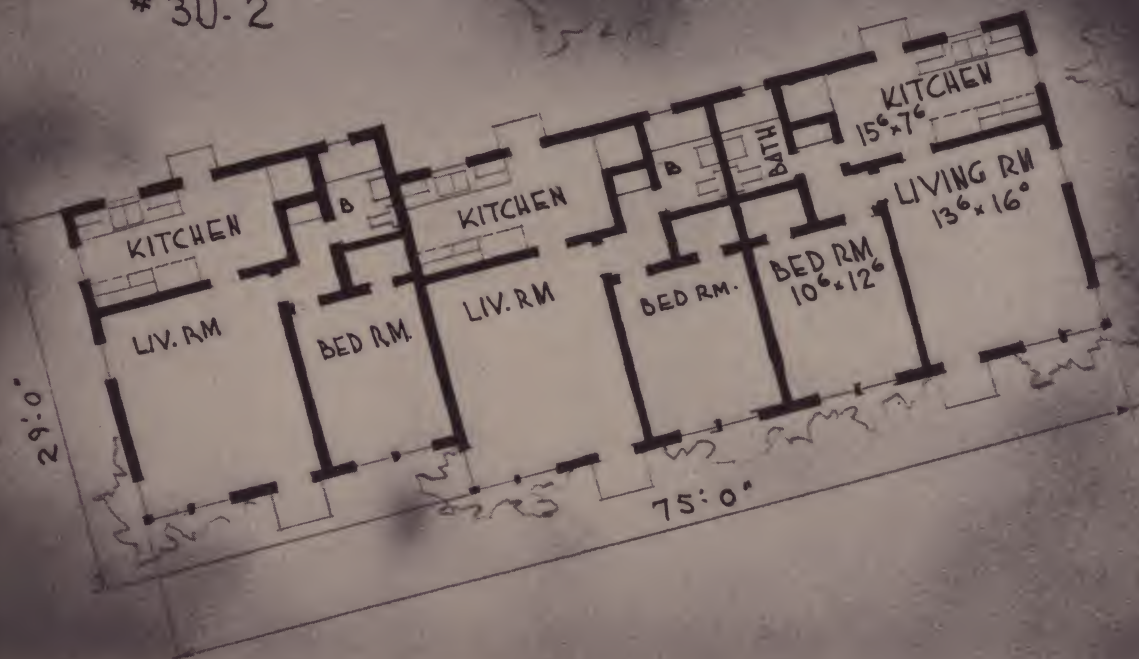


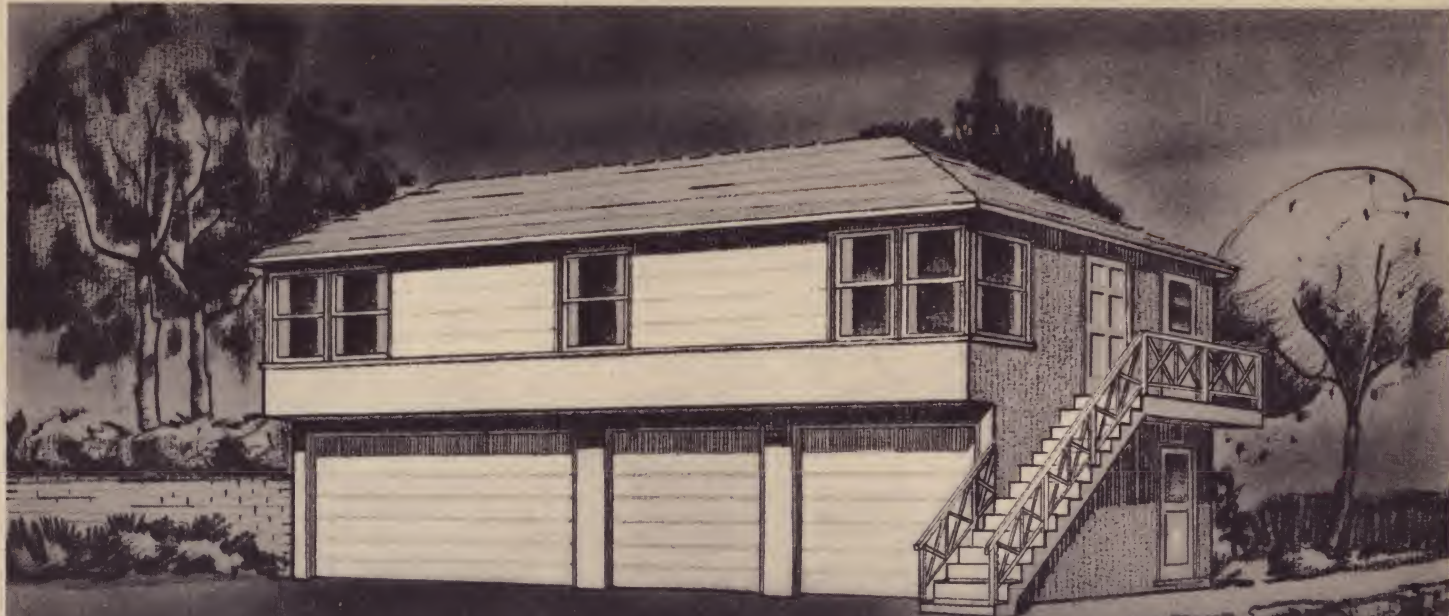
A WATER TABLE WITH STRIATED SHINGLES ABOVE AND STUCCO BELOW MAKES AN INTERESTING WALL TREATMENT

THE 29' WIDTH ALLOWS THE USE OF A 45' INSIDE LOT OR A 40' CORNER

CHECK YARD & ZONING REQUIREMENTS WITH YOUR LOCAL BUILDING DEPARTMENT.

AREA 1875 SQ. FT.
3U-2



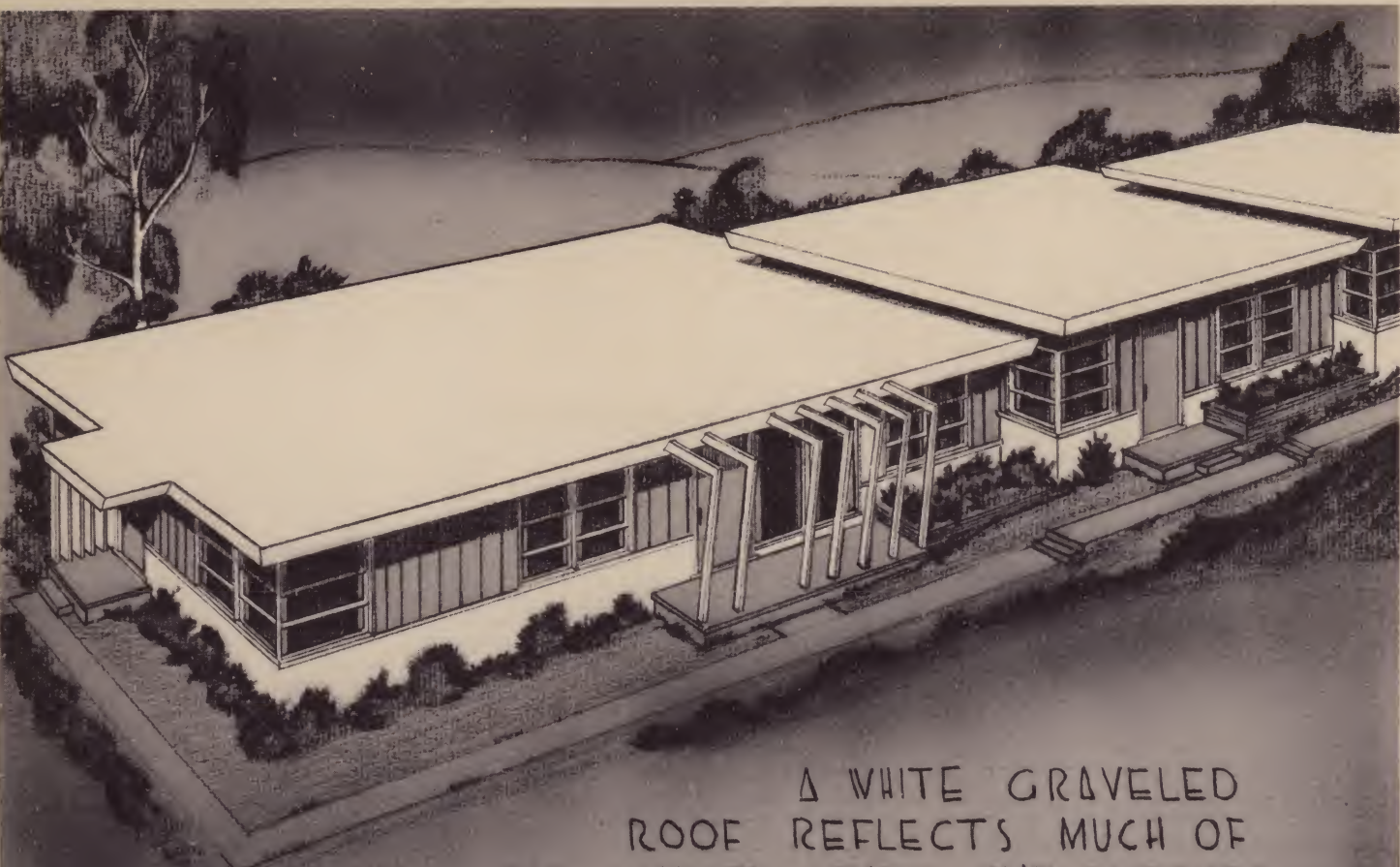


AREA BIG SQT.
* GU-4

IF YOU WANT INCOME ON THE REAR
OF A 50' LOT—HERE IS A COMODIUS
UNIT OVER FOUR GARAGES.

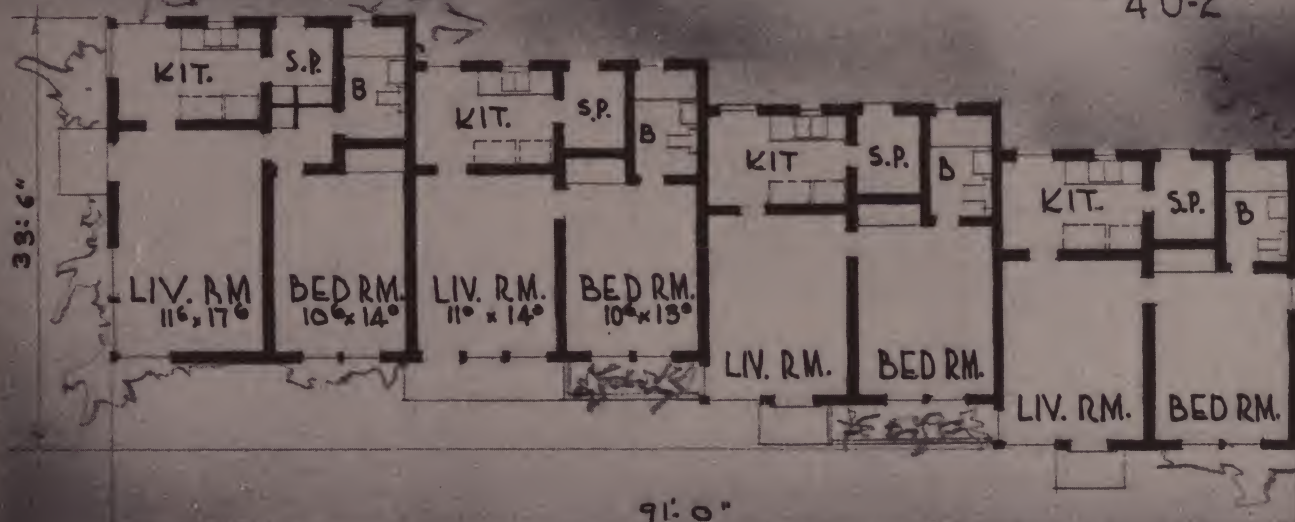
BEDROOM & DRESSING ROOM ARE LARGER
THAN USUALLY FOUND IN APARTMENTS
LAUNDRY TRAY IS IN GARAGE





A WHITE GRAVELED ROOF REFLECTS MUCH OF THE SUMMER HEAT. THE CONTEMPORARY APT. SHOWN IS SUITABLE FOR A LOT WITH A RISE TO THE REAR. IF PUT ON A LEVEL A LOW PITCHED HIP ROOF IS SUGGESTED.

AREA 2175 SQ. FT.
4 U-2





ANOTHER WAY TO HANDLE THAT EXTRA INCOME UNIT AT THE REAR OF YOUR DUPLEX.

IF THE GARAGES ARE EXISTING, CHECK WITH LOCAL BUILDING DEPARTMENT TO SEE IF FOUNDATIONS ARE HEAVY ENOUGH AS THEY ARE OR IF THEY MUST BE RECONSTRUCTED.

AREA 725 SQ. FT.
GU-3

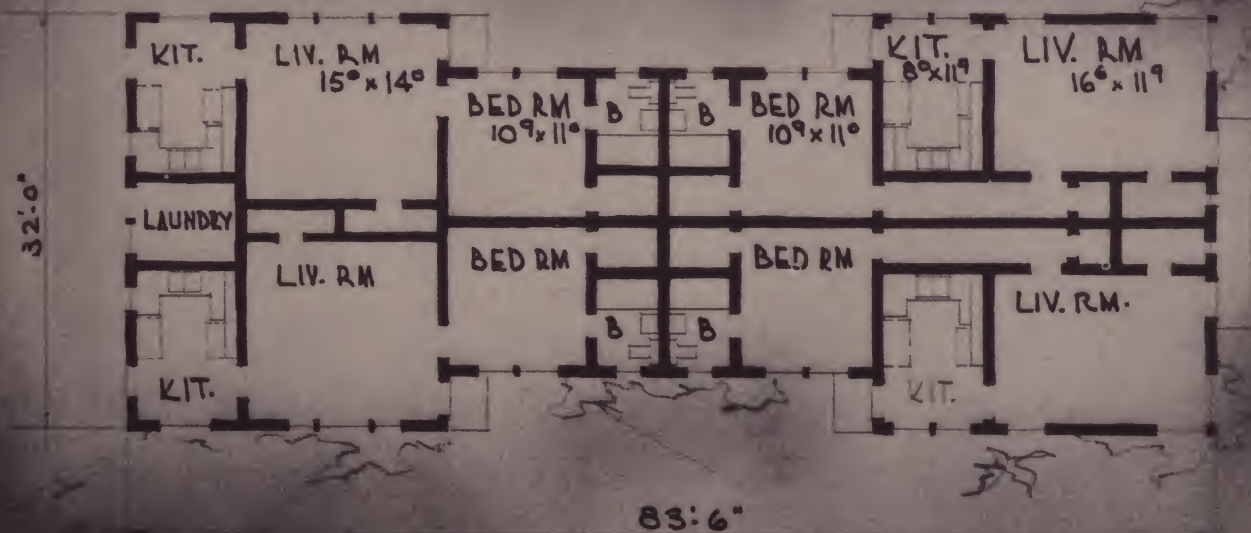


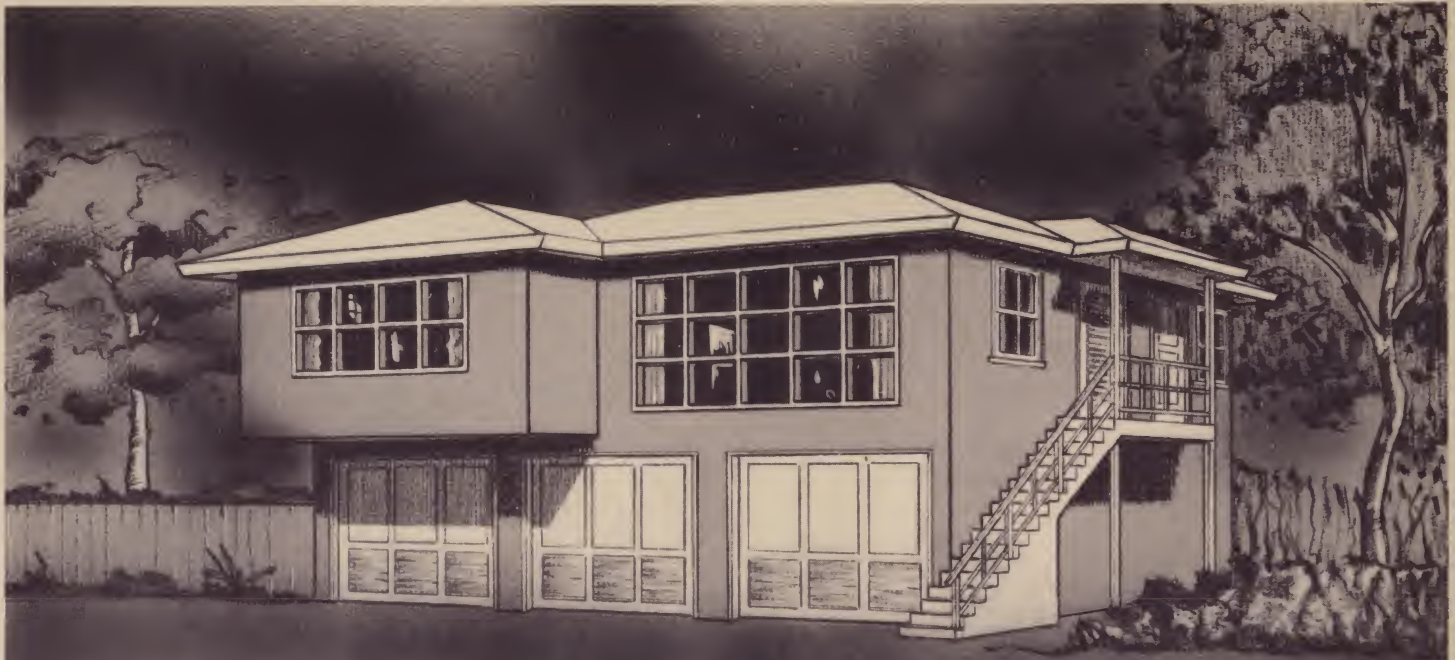


THIS FOUR UNIT FACING BOTH SIDES IS AN EXCELLENT LAYOUT FOR USE ON CONSECUTIVE LOTS. THE ARRANGEMENT ALLOWS FOR A LANDSCAPED COURT BETWEEN BUILDINGS. COMMUNITY LAUNDRY IS AT REAR.

AREA 2375 SQ. FT.

4U-3



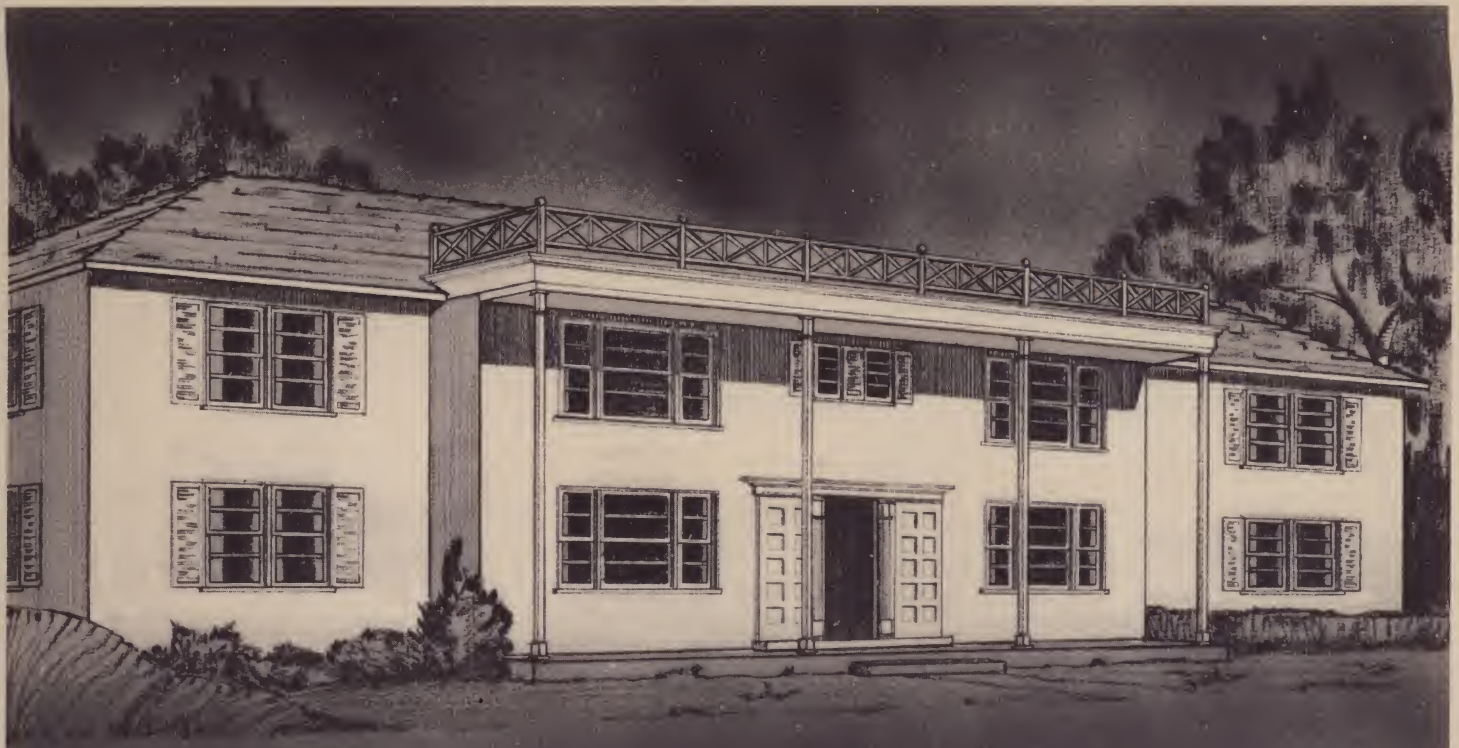


Δ TWO BEDROOM UNIT OVER THREE GARAGES,
LAUNDRY IN ONE GARAGE.

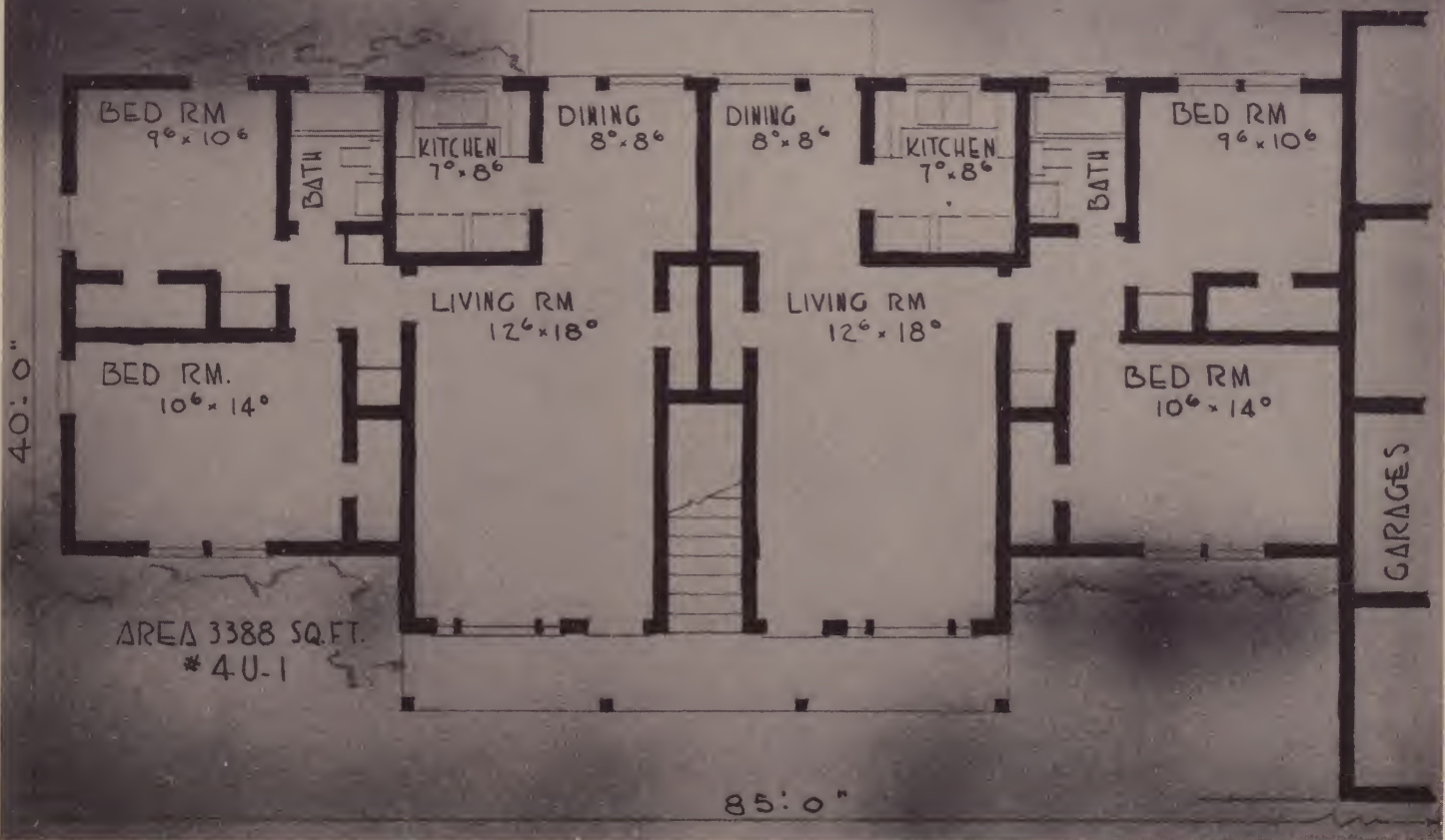
CHECK ZONING & YARD REQUIREMENTS WITH
LOCAL BUILDING DEPARTMENT.



AREA 774 SQ. FT.
GU-2



USE THIS FOUR UNIT ON SHORT LOTS TO AN ALLEY.
SHOWS UP BEST ON TWO OR MORE LOTS
WHERE BUILDINGS MAY FACE EACH OTHER.



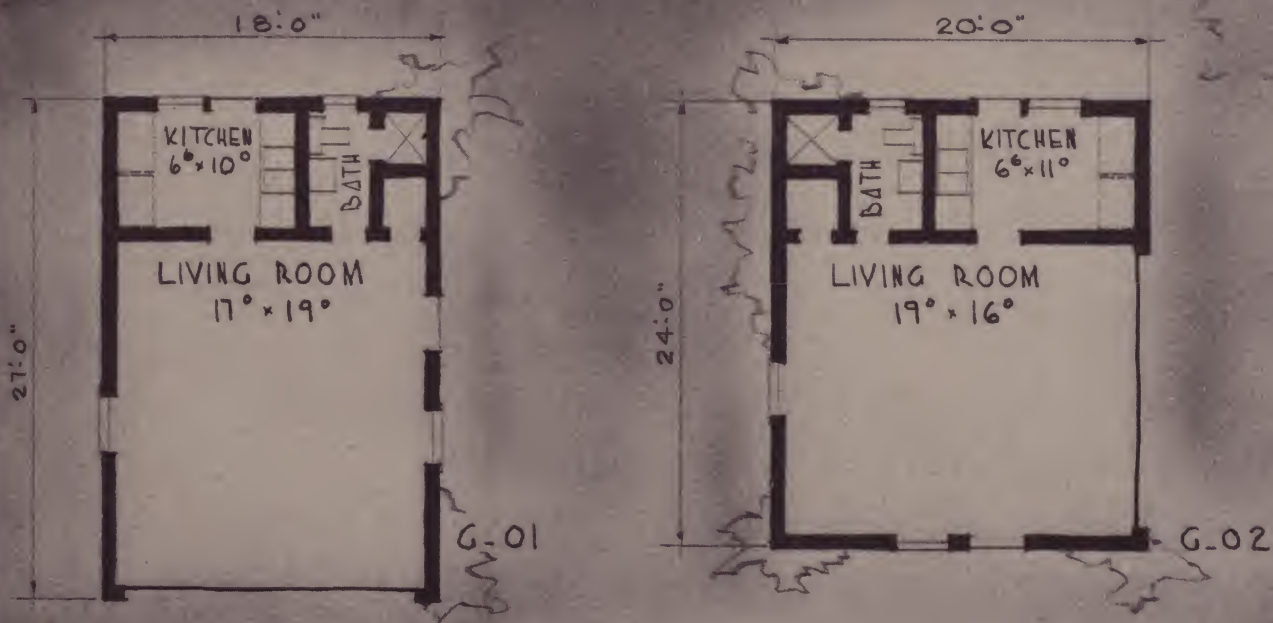
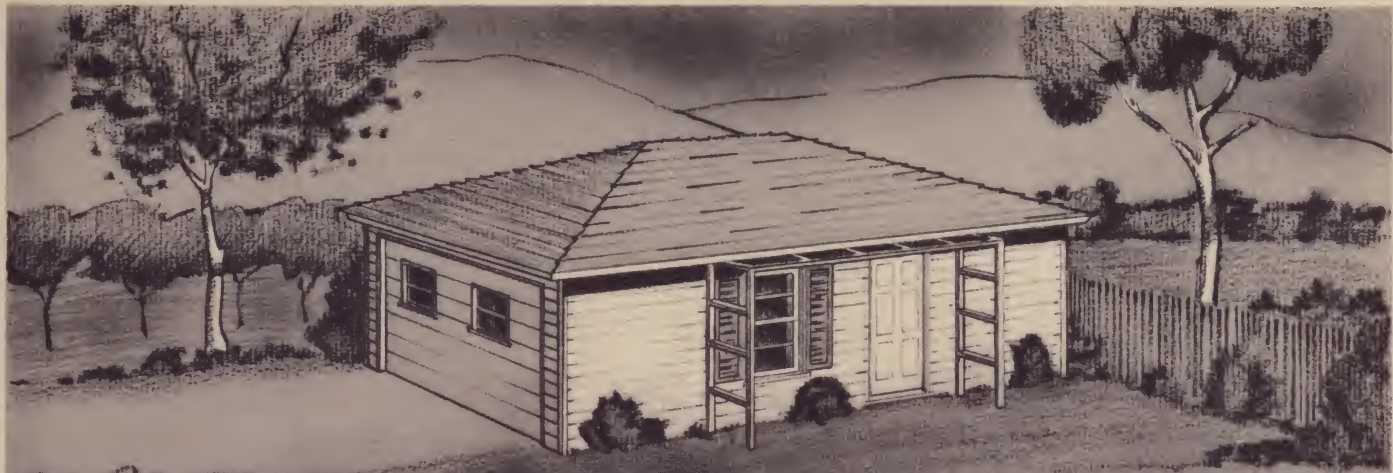


TWO MINIMUM UNITS OVER 5 GARAGES
TO FACE AN ALLEY



CHECK LOCAL
ORDINANCE FOR
YARD CLEARANCE

AREA 860 SQ. FT.
2GU-1



A GARAGE HOUSE ON THE BACK OF YOUR LOT MAY BE USED FOR "STOP GAP" HOUSING AND CONVERTED TO A GARAGE AND SHOP WHEN THE MATERIALS ARE AVAILABLE FOR THE HOUSE YOU REALLY WANT.

ALTERNATE ARRANGEMENTS ARE SHOWN. *G-01 IS ILLUSTRATED ABOVE.

CHECK ZONING CAREFULLY WITH YOUR LOCAL BUILDING DEPT. BEFORE ORDERING BLUEPRINTS

FOR FURTHER INFORMATION
CONCERNING BLUEPRINTS

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Drafting

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